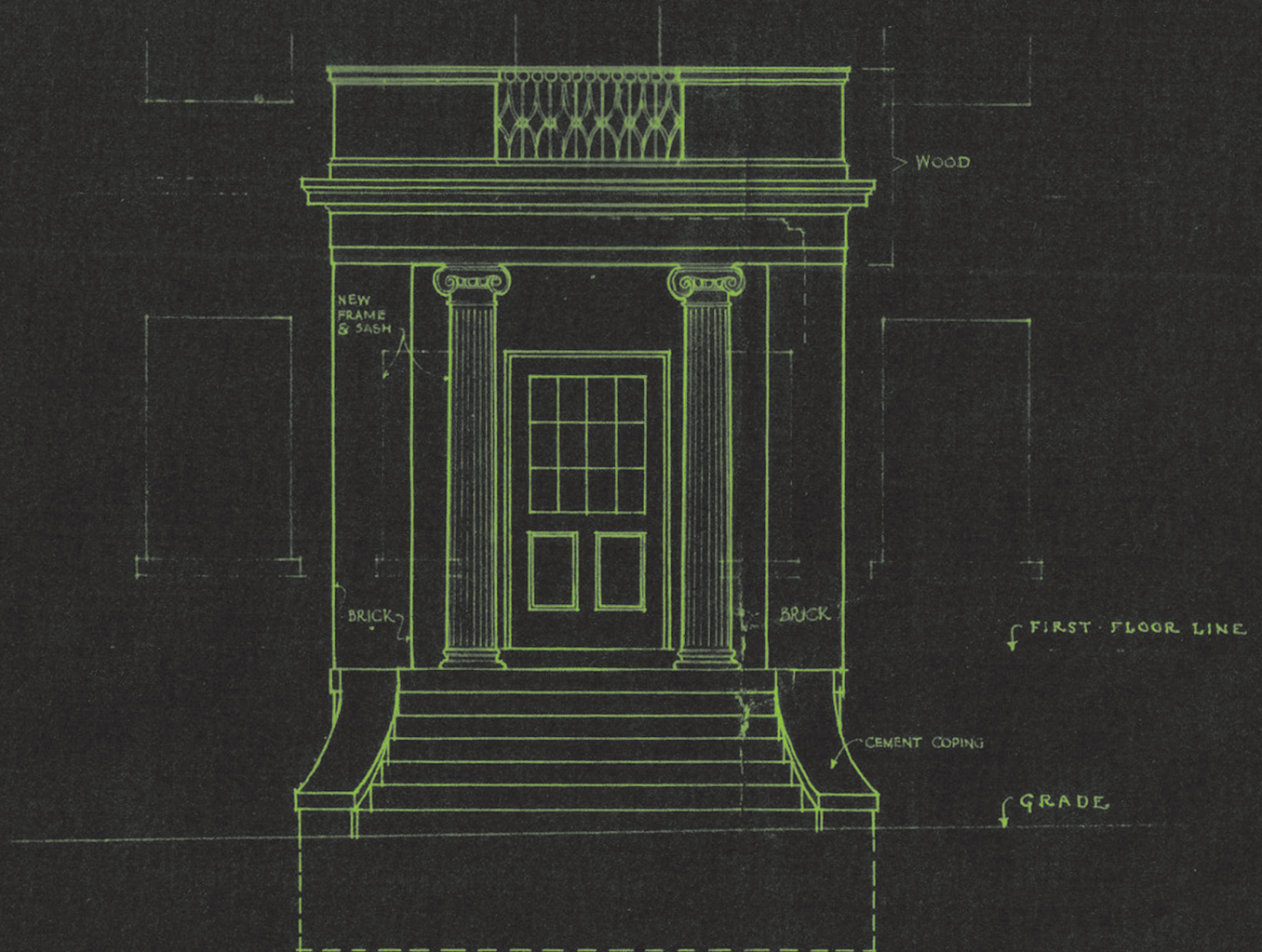




Landscape Master Plan

Kinderhook Bank Main Branch

May 2009



Harry Birckmayer • Catherine Redd
Box 306 Kinderhook New York 12106

CONTENTS



The Mission of the Kinderhook Bank 1

The Landscape Master Plan 2

Historical Timeline 3

Period Architecture of the Bank 4

Bank Building Landscape Use, 5

Planting Design, 6

Spring Bulb Planting, 7

Signature Tree, 8

Assessment of Existing Plantings, 9-10

Tree Diagrams, 11

Landscape Maintenance, 12

Turf, 13

Hardscape, 14-15

Paint Recommendations, 16

Appendices, 17-18



THE MISSION OF KINDERHOOK BANK

Kinderhook Bank was established in 1853 to serve the financial needs of the community, its businesses, and its citizens. Kinderhook Bank, an independent community bank, will deliver a fair return to shareholders over time by marketing quality financial products through personal service that no competitor can match. We will employ top-notch people who are properly trained and fairly compensated for their efforts but who remain involved in our local communities. To continue our strong tradition of success in the future, we intend to maintain our reputation for integrity and pursue prudent business practices. By doing so, we will provide a firm foundation for promoting technological innovation in customer service and creating long-term career opportunities for our employees.

THE LANDSCAPE MASTER PLAN



The Purpose of the Landscape Master Plan is to provide a useful planning and management tool for the strategic improvement of the landscape at the main branch of the Kinderhook Bank over time in accordance with the mission of the bank.

The main branch of the Kinderhook Bank has a unique history, setting and role in its community and market. This plan seeks to preserve this legacy, while looking to the future.

The plan is designed to create a landscape that enhances the following key assets as it matures:

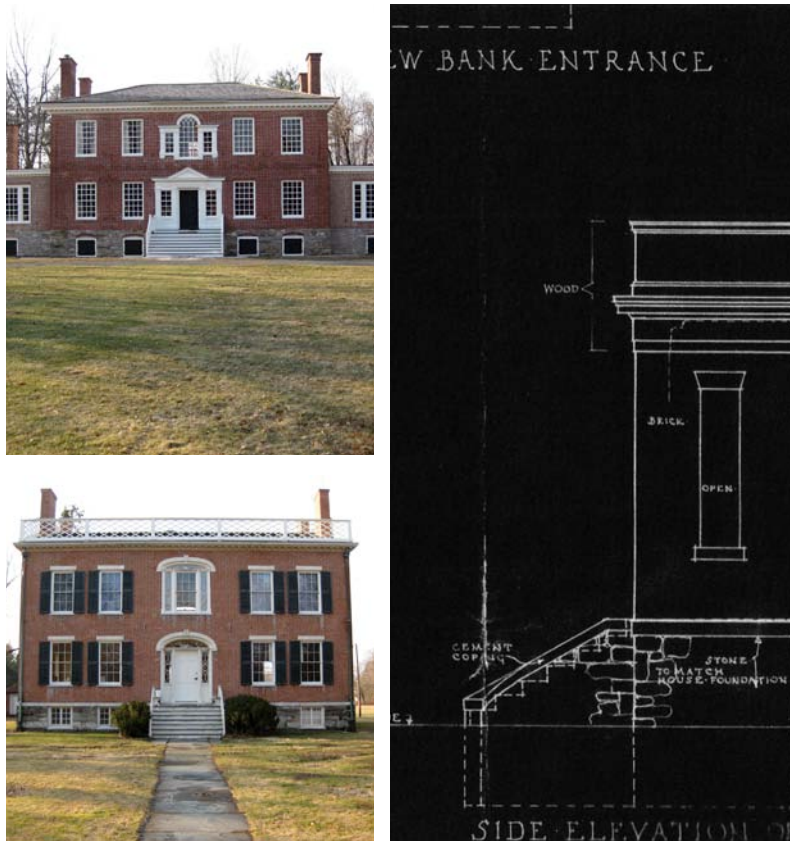
- History
- Community
- Financial Integrity
- Customer Experience
- Employee Experience
- Brand Equity

HISTORICAL TIMELINE



-
- 1820s Van Vleck house built
 - 1853 Kinderhook Bank founded
 - 1859 Kinderhook Bank moved to Van Vleck property
 - 1925 Front portico entrance designed by architect Raymond M. Hood
 - 1971 Village Historic District established
 - 1974 Village of Kinderhook National Register of Historic Places
 - 1989 Additional wings built
 - 1992 Completion of existing foundation plantings

PERIOD ARCHITECTURE OF THE BANK



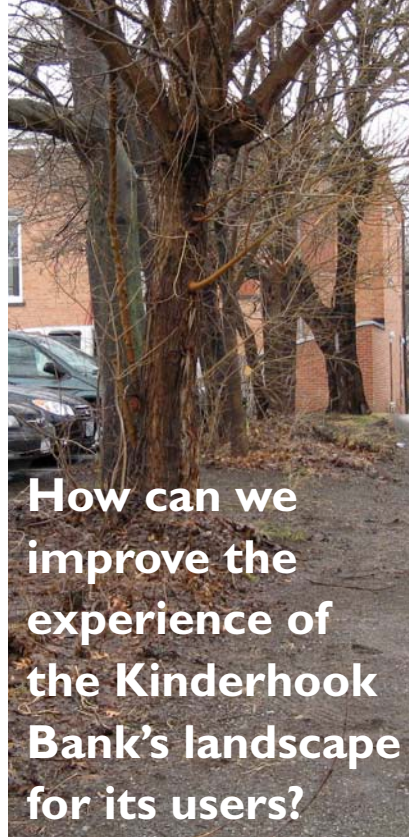
Kinderhook Village historian Ruth Piwonka identified the period of the original Van Vleck building as late Federal style. A survey of Kinderhook Village buildings from this period and further research confirmed our understanding that foundation plantings were not historically appropriate to the original portion of the building.

The architect of the front entrance and interior renovations in 1925 was Raymond M. Hood, a noted architect in the 1920s-1930s. Hood designed many iconic buildings, including the Chicago Tribune Building, the Daily News Building and portions of Rockefeller Center in New York City.

We recommend the preservation of the existing blueprints due to their historical significance.

Nineteenth century bank architecture frequently used classical architectural forms to express wealth, integrity, endurance and confidence. Hood's neoclassical front entrance portico with ionic columns, while added in the early 20th century, references this design tradition.

BANK BUILDING LANDSCAPE USE



Currently the Bank landscape is used by:

- Customers
- Employees
- Parking, and after-hours parking for Village Hall activities
- Curb appeal for drive bys and Village pedestrians
- Annual 5K Run
- Holiday Village decorations

The plan seeks to improve the experience of the landscape by these identified users and to encourage participants to explore additional possibilities.

For example, the utility area behind the barn has been identified as under-utilized. Possible uses discussed for this area include employee usage, composting, additional planting areas, storage and staging for bank facilities.

The property line between the rear of the Bank parking lot and the neighboring apartment building on Chatham St has been identified as a potential unused planting site.

PLANTING DESIGN



Plant Palette

The recommended plant palette is designed to create a traditional, elegant, and beautiful landscape for the Kinderhook Bank's Main Branch. Plants were chosen to provide seasonal highlights throughout the year, including spring bulbs, flowering trees, summer flowering perennials and shrubs, fall color, winter berries and stems.

The plantings are designed to increase return on investment as the landscape matures over time.

SPRING BULB PLANTING



Allen J. Thomas, Jr., ninth president of the Bank, was known for his love of crocus, the first bulbs to bloom in early spring. Fieldwork recommends using Mr. Thomas' crocus as a jumping off point for an exciting seasonal show of bulbs throughout the spring.

Carefully selected varieties of bulbs provide lots of bang for the buck and come back year after year. Volunteers from the staff could be recruited for a Friday afternoon bulb planting in the fall. If successful, this type of bulb planting activity could become a model for other branches.

SIGNATURE TREE



For many years the Main Branch of the Kinderhook Bank has had a Magnolia tree growing on the north side of the building. Expanding on this tradition, we recommend planting Magnolia trees more extensively as a “signature tree” for the Main Branch.

One of the most spectacular of spring-blooming trees, Magnolias offer attractive flower buds and elegant grey bark during the winter months.

Fieldwork recommends the replacement of the existing trees flanking the bluestone path from the rear entrance to the parking area with Magnolias. Many of the existing trees are in poor condition. Replacement with Magnolias would create a more cohesive design element and a magical seasonal highlight when in full bloom.

ASSESSMENT OF EXISTING PLANTINGS

Selective pruning of the existing plant material, as discussed with arborist Mike Tapler, would improve the visual impact, health, and safety of the landscape in general.

Assessment of existing trees and plantings was based on:

- Safety
- Condition and health
- Appropriate size and scale
- Invasive plant species

We recommend the following trees and shrubs for removal, based on the above criteria:

- The boxwood in front of the Bank are diseased and also conceal the original foundation, which is not in keeping with the Federal style of the original building.



- The trees along the northwest property line are in very poor condition and provide little in the way of screening.



- These three small trees are in poor health and condition. Removal of these plants would make the design for this area much more effective.



- The two trees near the A/C at the rear of the building are out of scale with the rest of the plantings and in poor condition.



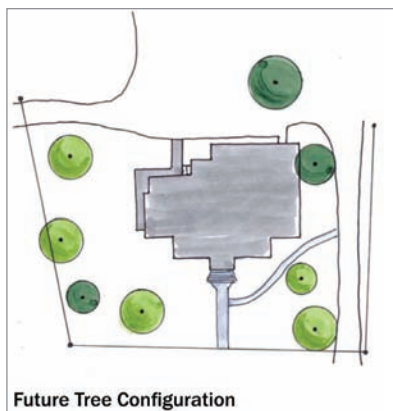
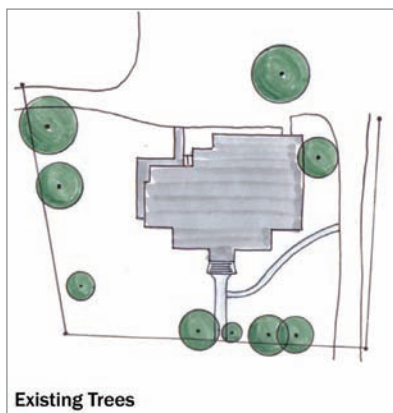
- The yew and lilac are out of scale with the new design. The arborvitae should either be pruned to fit the scale of the building or removed.



TREE DIAGRAMS

The existing mature trees facing the Village Green have condition problems. However, as a group they contribute to the Bank's historic small town setting and help to visually conceal utility wires and poles, so we hesitate to recommend removal until necessary.

We recommend sighting and planting new specimen trees to serve as eventual replacements sooner than later.



LANDSCAPE MAINTENANCE

Regular maintenance:

- Lawn care- seasonal
- Weeding- seasonal
- Watering - seasonal
- Snow/ice removal- seasonal
- Holiday decorations- seasonal

As needed maintenance:

- Fertilization
- Pruning of trees, shrubs, perennials and ivy
- Storm clean up
- Tree work to improve the safety, health and visual impact of existing trees and shrubs and to enhance visual sightlines to the bank.

Soil samples from the foundation beds surrounding the Bank were tested by Cornell Nutrient Analysis Laboratory on April 28, 2009. The results can provide a baseline for amending and future testing of the foundation beds (see Appendix A).

The current pH reading is 7.4. The recommended pH for foundation plantings is between 6 and 7. An application of wettable sulphur is recommended to lower the pH. See test results to calculate application rate.

We also recommend creating mulch rings surrounding all trees and maintaining mulch at a depth of 2”.

TURF



The lawn areas surrounding the bank total approximately 9,867 square feet. This figure can be used to calculate cost and application rates for soil amendments. This is a manageable area to improve and maintain; noticeable results could be achieved with some inputs.

Soil samples from the lawn areas were tested by Cornell Nutrient Analysis Laboratory on April 28, 2009. The results (Appendix B) can provide a baseline for amending and future testing of the turf areas.

The current pH reading is 5.7. The recommended pH for lawn areas is between 6 and 7. An application of lime is recommended to raise the pH. See test results to calculate the application rate.

Additional recommendations for turf areas include:

- Cut grass to 3" height during growing season.
- Core aerate annually in spring, fall or after 5K run in June.
- Amend lawn areas with organic matter to improve soil health; ¼" top dressing with compost annually would be ideal
- Overseed areas where turf is thin in spring or fall.
- Selective pruning of trees will get more light to turf.

Portions of the lawn areas are unevenly graded and bumpy. This is most noticeable when grass is dormant. We recommend the gradual renovation of lawn areas in sections when the opportunity arises due to construction, excavation, planting or tree removal. Over time this would achieve a more consistent, flat grade and improve the appearance of the lawn.

HARDSCAPE



Five different materials are currently used for walkways, driveways and porch surfaces:

- Cement front entrance path and portico steps
- Asphalt paths, driveway and parking lot
- Brick landing inside front portico
- Bluestone path from rear entrance to parking area
- Wood steps at rear entrance

Reducing the number of hardscape materials used (as the opportunity arises) would increase visual unification and historical appropriateness of the landscape. We encourage the replacement of the cement entrance walk and asphalt side path with bluestone pavers.



We also recommend a slight reconfiguration of the front paths to better unite the side path with the front entrance walk in a more gracious manner.

Replacing the utilitarian pipe railing at the front entrance with a different metal railing would greatly enhance the Bank's entrance.



PAINT RECOMMENDATIONS

We recommend painting the barn, outhouse and the shutters on the bank a different color that will enrich the landscape and buildings.

This color palette was suggested by NYC interior design/landscape architecture firm Rees Roberts + Partners:

- Barn and outhouse siding, including gutters and downspout:
Benjamin Moore Templeton Gray HC-161
- Barn and outhouse trim and doors:
Benjamin Moore Anchor Gray 2126-30
- Bank shutters and doors:
Benjamin Moore Yorktowne Green HC-133

Painting all utility fixtures matte black would help reduce their visual impact in the landscape.

APPENDIX A

Kinderhook Bank Main Branch FOUNDATION BEDS

Cornell Nutrient Analysis Laboratory

New York State College of Agriculture and Life Sciences • A Statutory College of the State University
804 Bradfield Hall, Cornell University, Ithaca, NY 14850 • Telephone 607/255-4540 FAX 607/255-7656

IDENTIFICATION

LAB ID	SAMPLED	RECEIVED	REPORTED	COUNTY	BAG #	SAMPLE ID	AGENTS PHONE
8867-43 (H)	03/26/09	04/03/09	04/09/09	COLU	362332	#2	(518)828-3346

ADDRESSES

REPRESENTATIVE	GROWER	COOPERATIVE EXTENSION AGENT
	HARRY BIRCHWAYER PO BOX 306 KINDERHOOK NY 12106	HOME GARDEN AGENT CCE-COLUMBIA COUNTY 479 NYS ROUTE 66 HUDSON NY 12534

BACKGROUND INFORMATION

SITE	CROP	TURFGRASS	TREES AND SHRUBS	AMENDMENTS
Environment: MOST SUN Drainage : GOOD Texture : LOAMY Topography : PLAIN	Crop Code: PER Variety : Recommend: PREPLANT Month :	Species : Cut Height: Clippings : Irrigation: Irr. Rate :	Age/ht/dia: Location : Top Prune : Tree Type : Growth :	Manure Type: Manure, #/M: Compost, in: Lime, #/M : Sulfur, #/M:

SOIL TEST RESULTS

	Very Low	-	Low	+	-	Optimum	+	-	High	+	Excess
pH	7.4										
PHOSPHORUS (P #/A)	148										
POTASSIUM (K #/A)	430										
MAGNESIUM (Mg #/A)	680										
CALCIUM (Ca #/A)	12650										
Aluminum (Al #/A):	27										
Iron (Fe #/A):	10										
Manganese (Mn #/A):	39										
Zinc (Zn #/A):	21.4										
Organic Matter (%):	15.2										
Salts (K x 100000):	16										
Salts (mmho/cm):	0.160										

LIME AND FERTILIZER RECOMMENDATIONS

CROP: PERENNIALS (PER)	Recommendations per acre	Recommendations per 1000 sq ft	Recommendations per 100 sq ft
Lime (T/A):	0	Lime (#/M): 0	Lime (#/100 SQ FT): 0
Nitrogen (N #/A):	90-110	Nitrogen (N #/M): 2.1-2.5	Nitrogen (#/100 SQ FT): 0.21-0.25
Phosphate (P205 #/A):	50	Phosphate (P205 #/M): 1.1	Phosphate (#/100 SQ FT): 0.11
Potash (K2O #/A):	50	Potash (K2O #/M): 1.1	Potash (#/100 SQ FT): 0.11

CLIENT COMMENTS: MAINT MIXED FOUNDATION PLANTING

PERENNIALS (PER)

1. If an analysis result is not referred to specifically in the recommendations or comments then levels are considered normal.
2. Always water in seed or plants after sowing or planting.
3. Apply 2 lb of 10-6-4 per 100 sq ft of garden. Rake in.
4. Do not apply additional lime, wood ash or other materials that increase soil pH.

Abbreviation key: lb = pound, # = pound, T = tons, A = acres, M = 1000, N = nitrogen, and SQ FT = square feet.

Maintain a good sampling program and keep a record of all nutrient analyses and recommendations.

APPENDIX B

Kinderhook Bank Main Branch TURF Cornell Nutrient Analysis Laboratory

New York State College of Agriculture and Life Sciences • A Statutory College of the State University
804 Bradfield Hall, Cornell University, Ithaca, NY 14850 • Telephone 607/255-4540 FAX 607/255-7656

IDENTIFICATION

LAB ID	SAMPLED	RECEIVED	REPORTED	COUNTY	BAG #	SAMPLE ID	ACRE	FORM	AGENTS PHONE
8866-48 (C)	/ /	04/03/09	04/28/09	COLU	362331		0	T	(518)828-3346

ADDRESSES

REPRESENTATIVE	GROWER	COOPERATIVE EXTENSION AGENT
	H BIRCKMAYER P.O. BOX 306 KINDERHOOK NY 12106	HOME GARDEN AGENT CCE-COLUMBIA COUNTY 479 NYS ROUTE 66 HUDSON NY 12534

BACKGROUND INFORMATION

SOIL	SOIL ESTIMATION	CROPS	SPECIAL CROPS	MANURE	ANALYSIS
Soil:HOOSIC Map Symbol HOA Till Depth: Art Drain :NONE Soil Group:4	Soil Assoc: Drainage :GOOD Texture :LOAMY Topography:PLAIN	Last:LAW 2ago: 3ago: Next:LAW 2nd: 3rd: Variety : Estab Year: Cover Crop:	Recommend : Grnd Cover: Sur: Sub: Tissue ID : Pot. Scab :	Type : Legumes % : Yr:	% DM: Org.N: NH4-N: P205: K20:

SOIL TEST RESULTS

	Very Low	-	Low	+	-	Optimum	+	-	High	+	Excess
pH	5.7										
PHOSPHORUS (P #/A)	7										
POTASSIUM (K #/A)	185										
MAGNESIUM (Mg #/A)	210										
CALCIUM (Ca #/A)	1760										
Ex Acidity (ME/100g):	11										
Aluminum (Al #/A):	94										
Iron (Fe #/A):	14										
Manganese (Mn #/A):	31										
Zinc (Zn #/A):	9.1										
Organic Matter (%):	4.4										

LIME AND FERTILIZER RECOMMENDATIONS

1ST YEAR: LAWN (LAW)		
Lime (T/A):	2.5	Lime (T/A):
Nitrogen (N #/A):	130	Nitrogen (N #/A):
Phosphate (P205 #/A):	0	Phosphate (P205 #/A):
Potash (K20 #/A):	120	Potash (K20 #/A):

1ST YEAR. LAWN (LAW)

1. If an analysis result is not referred to specifically in the recommendations or comments then levels are considered normal.
2. Nitrogen should be applied at rates of 0.5 to 1 lbs/M. Higher rates may be used when slow release sources are used.
3. The recommended rates above are an annual nutrient requirement for this crop.
4. If water soluble sources are used, water in after application.
5. Lime rate is for 100% ENV. To calculate actual rate: rate to use = recommended rate/ENV (of lime source) x 100.
6. Apply no more than 80 lbs/A (2 lbs/M) of potash per application.
7. The maximum rate of lime recommended for topdressing an established turf is 1 T/A (50 lbs/M).
8. Nitrogen recommendations in the table above are for the entire year.

Maintain a good sampling program and keep a record of all nutrient analyses and recommendations.